

PETITION

DEC 29 2008

SECTION 13 - HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN

The prior housing element and fair share plan for the Township of Verona was adopted by the planning board on December 1, 2005. That element was adopted to address the municipalities obligation to provide its fair share of low and moderate income housing in accordance with the Council On Affordable Housings (COAH) third round regulations. On January 25, 2007, the Appellate Division invalidated portions of COAH's new growth share methodology. The Court held that key provisions of the growth share regulations violated the constitutional mandate of the Mount Laurel principle and the New Jersey Fair Housing Act. Effective June 2, 2008, COAH adopted revised the third round rules pursuant to the Courts directive to create new regulations.

On July 15, 2008 the League of Municipalities filed a notice of appeal with the Appellate Division of the Superior Court of New Jersey. The League has requested municipalities to join in their appeal. The Township of Verona has entered its objection to the modified third round regulations as it has joined in this class action lawsuit. The planning board of the Township of Verona is committed to meet its constitutional obligation to provide affordable housing. However, the methodology utilized by the Council On Affordable Housing appears to be illogical and overly burdensome but, nonetheless, has been followed in this housing element and fair share plan.

The prior round obligation (1987-1999)

The prior round obligation is the municipal new construction obligation from 1987 to 1999. Verona is responsible for developing a Fair Share Plan that addresses the entire prior round obligation as provided in Appendix C of COAH's third round regulations.

The prior version of the COAH regulations recalculated the first and second round obligations to include the most recent data from the 2000 Census. The recalculated prior obligation for Verona was thirty-seven (37) housing units; representing an increase of ten (10) units from the previously reported need of twenty seven (27) units. Once again, the prior round obligations have been recalculated and Verona has been allocated a prior round obligation of twenty four (24) units.

The COAH formula utilized throughout the State of New Jersey establishes three levels of housing needs. The first aspect of the formula is directed to the indigenous housing need of the community. This housing need is predicated solely upon those families and individuals of low and moderate income who are residents within the community and whose housing do not meet certain minimum standards.

A second aspect of the formula referred to as reallocated present need relates to housing needs of other communities within the region, which are considered so extensive that they cannot totally be accommodated within their respective borders. Therefore, they must be reallocated to the balance of those communities in the region that have not been saturated with such housing. Once these factors are determined, various adjustments and modifications are provided to modify the community's housing need.

Verona's prior round new construction and rehabilitations have been recalculated by the Council On Affordable Housing. The pre-credited need for third round methodology is calculated by adding the recalculated prior round obligation with the third round rehabilitation and growth share.

Inventory of Municipal Housing Stock

This section of the Housing Element of the Township of Verona provides an inventory of the community's housing stock including:

- a) Number of Year Round and Seasonal Housing Units;
- b) Housing Age;
- c) Housing Condition;
- d) Purchase and Rental Value;
- e) Occupancy Characteristics and Type;
- f) Substandard Housing Units Capable of Being Rehabilitated.

a) Year Round And Seasonal Housing Units

The Bureau of the Census in 2000 reported there were a total of 5,719 year-round housing units in the Township. As depicted on Table 13-1, the 5,719 housing units contained a total of one hundred and thirty-four (134) vacant units at the time of the Census - a vacancy rate of 2.3 percent. Essex County had a vacancy rate of 5.7 percent at the time of the 2000 census. Occupied housing in Verona totaled five thousand five hundred and eighty-five (5,585) dwelling units. Of this number, four thousand three hundred and seven (4,307) were owner-occupied and one thousand two hundred and seventy-eight (1,278) were renter-occupied.

From 2001 to 2004, a total of 6 building permits were issued for residential dwelling units in the community. Demolition permits were also issued for destruction of residential units, totaling seven (7) units during this time period. Therefore, the net total decrease in the Township's housing stock totaled one (1) unit during this time period.

Table 13-1
Housing Characteristics
Township of Verona and the County of Essex
2000

	Verona		Essex	
	Township	Percentage	County	Percentage
Total Year-Round Housing Units.....	5,719	100.0	301,011	100.0
Total Occupied Housing Units.....	5,585	97.7	283,736	94.3
Owner-occupied	4,307	77.1	129,447	45.6
Renter-occupied	1,278	22.9	154,289	54.4
Total Year-Round Vacant Housing Units.....	134	2.3	17,275	5.7

Source : U.S. Department of Commerce, Bureau of the Census, Table DP-1 Profile of General Demographic Characteristics, 2000.

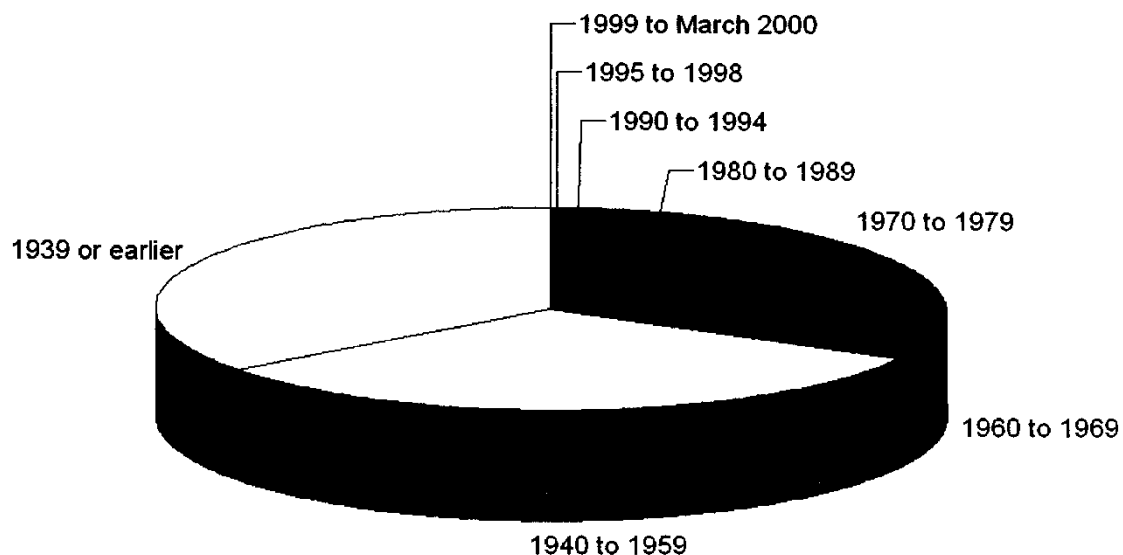
b) Housing Age

Table 13-2 below provides an analysis of the age of housing in Verona as reported in the 2000 Census. The data indicated that approximately thirty-five (35) percent of all housing in the community have been built before 1940. Between 1940 and 1970, two thousand five hundred and seventy-three (2,573) housing units were constructed, totaling forty-five (45) percent of all housing in the Township. From 1970 to 1989, one thousand and five (1,005) housing units were constructed totaling 17.6 percent of all housing in Verona. Between 1990 and 2000, one hundred and five (105) homes were constructed in Verona representing 1.8 percent of all housing in the community.

Table 13-2 Year Structure Built
Township of Verona
2000

	Number	Percentage
1999 to March 2000	2	0.0
1995 to 1998	26	0.5
1990 to 1994	77	1.3
1980 to 1989	333	5.8
1970 to 1979	672	11.8
1960 to 1969	765	13.4
1940 to 1959	1,807	31.6
1939 or earlier	2,037	35.6
Total	5,719	100.0

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000



c) Housing Conditions

The Council on Affordable Housing has determined that Verona contained a total of zero (0) housing units classified as deteriorating occupied by low and moderate income households.

Table 13-3 below provides a variety of additional housing characteristics relating to utility services and heating facilities. Almost all of the housing units (92.3 percent) in Verona are served by gas or oil heat. Less than one (1) percent of the homes have less than complete plumbing facilities, and almost one (1) percent lack complete kitchen facilities.

Table 13-3 Equipment and Plumbing Facilities
Township of Verona, New Jersey
2000

	Number	Percentage
HOUSE HEATING FUEL		
Utility gas	3,788	67.8
Bottled, tank, or LP gas	47	0.8
Electricity	350	6.3
Fuel oil, kerosene, etc.	1,368	24.5
Coal or coke	0	0.0
Wood	0	0.0
Solar energy	0	0.0
Other fuel	26	0.5
No fuel used	6	0.1
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	25	0.4
Lacking complete kitchen facilities	37	0.7
No telephone service	17	0.3

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3

d) Purchase and Housing Values

The 2000 Census of Housing details owner- and renter-occupied housing values. Table 13-4 below indicates the distribution of housing costs of owner-occupied units. The median sales value of owner-occupied units is noted to be two hundred and thirty-seven thousand nine hundred dollars (\$237,900) while renter occupied housing units were identified with a median rental value of eight hundred and sixty-seven dollars (\$867) per month.

Table 13-4 : Specified Owner Occupied
Housing Units by Value*
Township of Verona New Jersey
2000

	Number	Percentage
Specified owner-occupied units	3,482	100.0
VALUE		
Less than \$50,000	0	0.0
\$50,000 to \$99,999	42	1.2
\$100,000 to \$149,999	132	3.8
\$150,000 to \$199,999	759	21.8
\$200,000 to \$299,999	1,736	49.9
\$300,000 to \$499,999	663	19.0
\$500,000 to \$999,999	123	3.5
\$1,000,000 or more	27	0.8
Median (dollars)	237,900	

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000
* Sample size

Table 13-5 : Specified Renter Occupied Housing Units
Township of Verona, New Jersey
2000

	Number	Percentage
Specified renter-occupied units	1,279	100.0
GROSS RENT		
Less than \$200	82	6.4
\$200 to \$299	36	2.8
\$300 to \$499	62	4.8
\$500 to \$749	171	13.4
\$750 to \$999	545	42.6
\$1,000 to \$1,499	284	22.2
\$1,500 or more	61	4.8
No cash rent	38	3.0
Median (dollars)	867	

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000

e) Occupancy Characteristics and Types

Table 13-6 provides an analysis of the number of housing units in structures in the community. The data indicates that the vast majority of housing is located in single-family detached structures. In 2000, there were a total of three thousand seven hundred and eight (3,708) units located in single-family housing, representing 64.8 percent of all housing in the community. The second largest housing size is categorized as "twenty units or more" at nine hundred and thirty-eight (938) units or 16.4 percent of the community.

Table 13-6 : Units in Structure
Township of Verona, New Jersey
2000

UNITS STRUCTURE	IN	Number	Percentage
1-unit, detached		3,574	62.5
1-unit, attached		134	2.3
2 units		435	7.6
3 or 4 units		222	3.9
5 to 9 units		225	3.9
10 to 19 units		191	3.3
20 or more units		938	16.4
Mobile home		0	0.0
Boat, RV, van, etc.		0	0.0

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3

Table 13-7 identifies the number of rooms per dwelling unit in the community. In general, most residences provide an ample number of rooms per dwelling, a measure of significance in computing overcrowded conditions. In 2000, the Township of Verona had a mean value of 6.4 rooms per house. In the year 2000, the Township of Verona had 62.3 percent of homes classified as having six (6) rooms or more.

Table 13-7 : Number of Rooms
In Housing Units
Township of Verona, New Jersey
2000

ROOMS	Number	Percentage
1 room	84	1.5
2 rooms	184	3.2
3 rooms	626	10.9
4 rooms	793	13.9
5 rooms	472	8.3
6 rooms	806	14.1
7 rooms	1,377	24.1
8 rooms	651	11.4
9 or more rooms	726	12.7
Median (rooms)	6.4	

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3.

Population Analysis

COAH regulations require an analysis of the following characteristics of the community:

- a) Population Size;
- b) Rate of Population Growth;
- c) Age and Gender Characteristics;
- d) Income Levels;
- e) Household Size.

a) Population Size

In 1980, The Township of Verona had a population of fourteen thousand one hundred and sixty-six (14,166) according to the United States Census of Population. In 1990, Verona's population stood at thirteen thousand five hundred and ninety-seven (13,597) people; a decrease of five hundred (569) people. The year 2000 census reported a total population of thirteen thousand five hundred and thirty-three (13,533) people, a decrease of sixty-four (64) people.

b) Rate of Population Growth

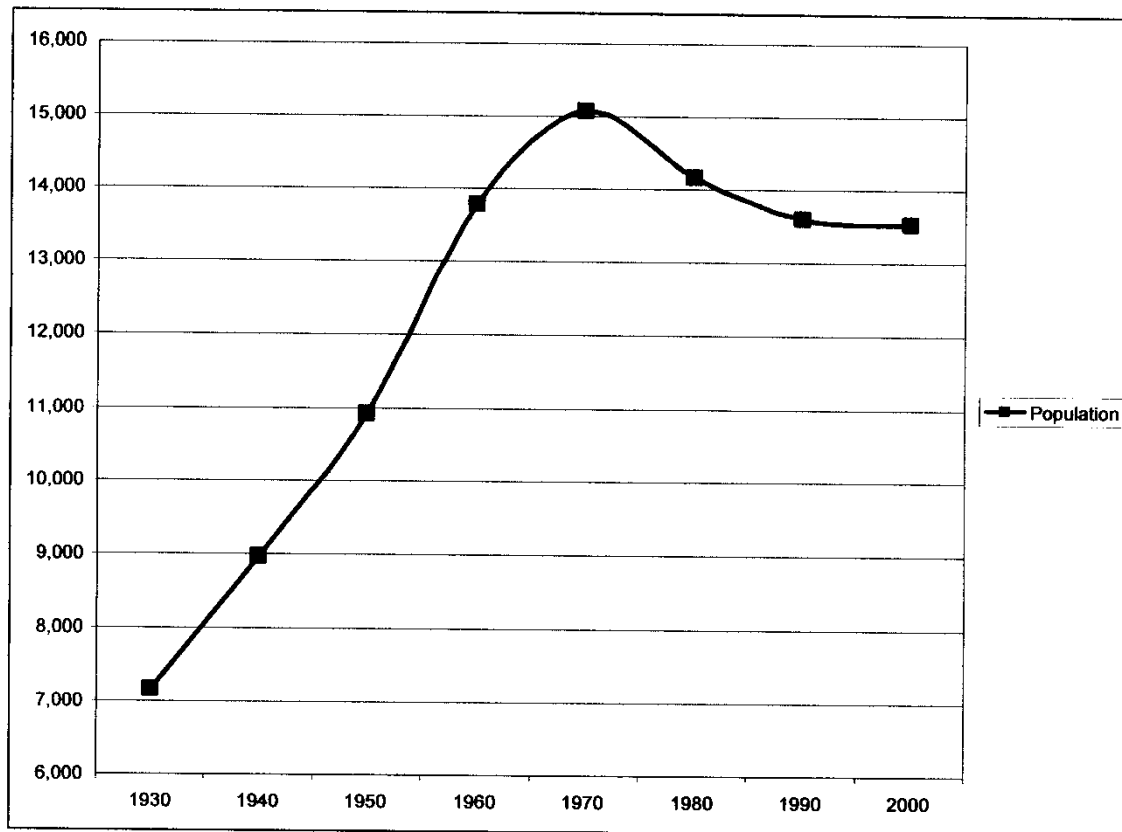
Table 13-8 presents the rate of growth for Verona from 1940 through 2000. In 1940, the population stood at eight thousand nine hundred and fifty-seven (8,957) people. From 1950 to 1970, the community's population expanded from ten thousand nine hundred and twenty-one (10,921) people to fifteen thousand and sixty-seven (15,067) people. The past thirty (30) years have seen a slow diminution of population from that high of fifteen thousand and sixty-seven (15,067) people to thirteen thousand five hundred and thirty-three (13,533) people reported in the 2000 census. It would appear from Table 13-8 and the chart on the following page, the population of Verona has stabilized at approximately thirteen thousand five hundred (13,500) people.

Table 13-8: Rate of Population Growth
Township of Verona, New Jersey
1940-2000

<u>Year</u>	<u>Population</u>	<u>Population Change</u>	<u>Percentage Change</u>
1930	7,161		
1940	8,957	1,796	25.08%
1950	10,921	1,964	21.93%
1960	13,782	2,861	26.20%
1970	15,067	1,285	9.32%
1980	14,166	-901	-5.98%
1990	13,597	-569	-4.02%
2000	13,533	-64	-0.47%

Source : U.S. Census of Population

Population Growth
Township of Verona, New Jersey
1930-2000



c) Age Characteristics

The U.S. Census indicates that in 2000, 52.9 percent of the population was female and 47.1 percent were male. The data in Table 13-9 also indicates the population distribution by age cohorts.

Table 13-10 indicates change in population per cohort from the 1990 to the 2000 Census. The number of children under five (5) has risen as a percentage of the total population from 5.8 percent in 1990 to 6.6 percent in 2000. Young people aged five (5) through nineteen (19) has also increased as a percentage of the total population from 1990 to 2000 by 2.9 percent. People aged twenty (20) through thirty-nine (39) decreased by six (6) as a percentage of the total population. In 1990, the population in the Township aged sixty-five (65) years or greater totaled two thousand six hundred and eighty-seven (2,687) people representing 19.8 percent, while in 2000 senior citizens aged sixty-five (65) years or greater accounted for two thousand six hundred and fourteen (2,614) people representing 19.3 percent.

Table 13-9: Age and Gender Characteristics
- 2000 Census of Population
Township of Verona

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	13,533	6,376	7,157	100.0	100.0	100.0
Under 5 years	888	471	417	6.6	7.4	5.8
5 to 9 years	888	467	421	6.6	7.3	5.9
10 to 14 years	813	422	391	6.0	6.6	5.5
15 to 19 years	631	337	294	4.7	5.3	4.1
20 to 24 years	406	210	196	3.0	3.3	2.7
25 to 29 years	626	290	336	4.6	4.5	4.7
30 to 34 years	1,007	477	530	7.4	7.5	7.4
35 to 39 years	1,186	565	621	8.8	8.9	8.7
40 to 44 years	1,083	517	566	8.0	8.1	7.9
45 to 49 years	1,082	508	574	8.0	8.0	8.0
50 to 54 years	957	457	500	7.1	7.2	7.0
55 to 59 years	795	398	397	5.9	6.2	5.5
60 to 64 years	557	269	288	4.1	4.2	4.0
65 to 69 years	572	252	320	4.2	4.0	4.5
70 to 74 years	591	230	361	4.4	3.6	5.0
75 to 79 years	606	228	378	4.5	3.6	5.3
80 to 84 years	460	156	304	3.4	2.4	4.2
85 to 89 years	271	86	185	2.0	1.3	2.6
90 years and over	114	36	78	0.8	0.6	1.1

Age	Number			Percentage		
	Both sexes	Male	Female	Both sexes	Male	Female
Under 18 years	3,043	1,593	1,450	22.5	25.0	20.3
18 to 64 years	7,876	3,795	4,081	58.2	59.5	57.0
18 to 24 years	583	314	269	4.3	4.9	3.8
25 to 44 years	3,902	1,849	2,053	28.8	29.0	28.7
25 to 34 years	1,633	767	866	12.1	12.0	12.1
35 to 44 years	2,269	1,082	1,187	16.8	17.0	16.6
45 to 64 years	3,391	1,632	1,759	25.1	25.6	24.6
45 to 54 years	2,039	965	1,074	15.1	15.1	15.0
55 to 64 years	1,352	667	685	10.0	10.5	9.6
65 years and over	2,614	988	1,626	19.3	15.5	22.7
65 to 74 years	1,163	482	681	8.6	7.6	9.5
75 to 84 years	1,066	384	682	7.9	6.0	9.5
85 years and over	385	122	263	2.8	1.9	3.7
16 years and over	10,792	4,949	5,843	79.7	77.6	81.6
18 years and over	10,490	4,783	5,707	77.5	75.0	79.7
21 years and over	10,236	4,637	5,599	75.6	72.7	78.2
60 years and over	3,171	1,257	1,914	23.4	19.7	26.7
62 years and over	2,931	1,138	1,793	21.7	17.8	25.1
67 years and over	2,376	882	1,494	17.6	13.8	20.9
75 years and over	1,451	506	945	10.7	7.9	13.2
Median age (years)	41.4	39.6	43.3	(X)	(X)	(X)

Source : U.S. Census of Population, 2000

Age of Population by Age and Gender
Township of Verona, New Jersey
2000

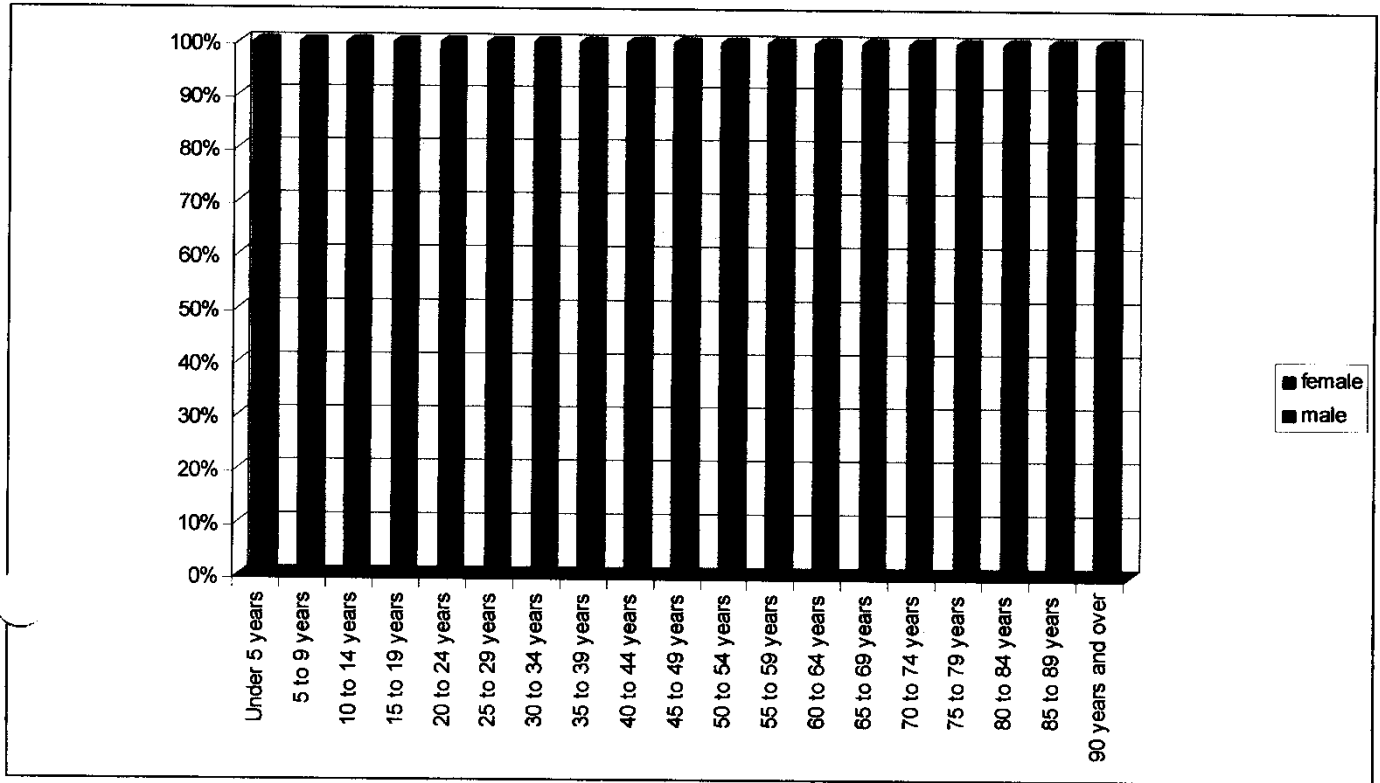
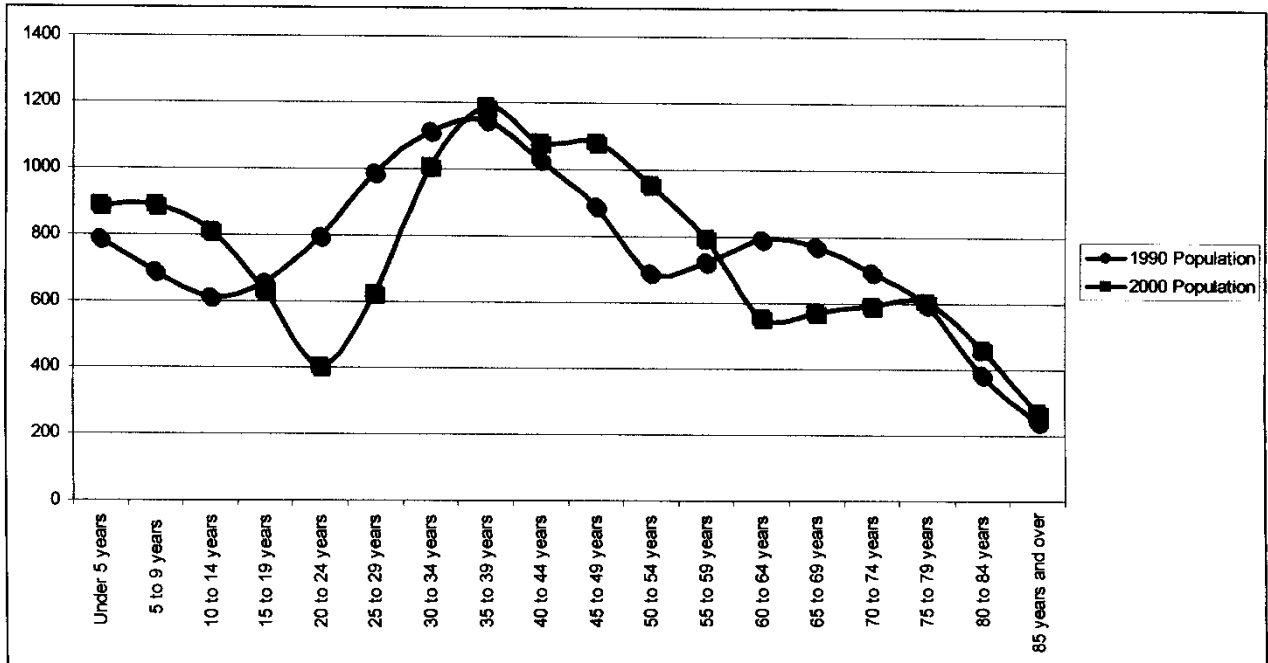


Table 12-10 : Age Characteristics
Township of Verona, New Jersey
1990-2000

	1990 Population	2000 Population
Under 5 years	786	888
5 to 9 years	691	888
10 to 14 years	613	813
15 to 19 years	656	631
20 to 24 years	796	406
25 to 29 years	988	626
30 to 34 years	1,116	1,007
35 to 39 years	1,145	1,186
40 to 44 years	1,028	1,083
45 to 49 years	888	1,082
50 to 54 years	688	957
55 to 59 years	723	795
60 to 64 years	792	557
65 to 69 years	773	572
70 to 74 years	692	591
75 to 79 years	596	606
80 to 84 years	384	460
85 years and over	242	271

Source : U.S. Census of Population, 1990, 2000



d) Income Levels

Table 13-11 identifies household and family income for the Township of Verona in 1999. The U.S. Census of Population in 2000 indicated a median family income of ninety-seven thousand six hundred and seventy-three dollars (\$97,673). The median household income stood at seventy-four thousand six hundred and nineteen dollars (\$74,619).

Table 13-11: Family and Household Income
Township of Verona
1999

INCOME IN 1999				
	<u>Households</u>		<u>Families</u>	
	Number	Percentage	Number	Percentage
Total	5,617	100	3,713	100
Less than \$10,000	247	4.4	21	0.6
\$10,000 to \$14,999	244	4.3	43	1.2
\$15,000 to \$24,999	422	7.5	183	4.9
\$25,000 to \$34,999	376	6.7	155	4.2
\$35,000 to \$49,999	628	11.2	298	8
\$50,000 to \$74,999	904	16.1	622	16.8
\$75,000 to \$99,999	739	13.2	591	15.9
\$100,000 to \$149,999	1,065	19	975	26.3
\$150,000 to \$199,999	468	8.3	380	10.2
\$200,000 or more	524	9.3	445	12
Median income (dollars)	74,619		97,673	

Source : U.S. Census of Population, 2000

Table 13-12 : Family and Household Income
Township of Verona & County of Essex
1999

									Percent Difference	
<u>Verona</u>					<u>Essex County</u>				Between Verona	
<u>Households</u>		<u>Families</u>			<u>Households</u>		<u>Families</u>		and Essex County	
Number	Percent	Number	Percentage		Number	Percentage	Number	Percentage	Household	Family
5,617	100	3,713	100		283,692	100	194,654	100		
Less than \$10,000	247	4.4	21	0.6	36,560	12.9	17,507	9	-8.5	-8.4
\$10,000 to \$14,999	244	4.3	43	1.2	17,456	6.2	8,561	4.4	-1.9	-3.2
\$15,000 to \$24,999	422	7.5	183	4.9	30,887	10.9	19,065	9.8	-3.4	-4.9
\$25,000 to \$34,999	376	6.7	155	4.2	30,016	10.6	18,967	9.7	-3.9	-5.5
\$35,000 to \$49,999	628	11.2	298	8	39,072	13.8	25,829	13.3	-2.6	-5.3
\$50,000 to \$74,999	904	16.1	622	16.8	47,511	16.7	35,142	18.1	-0.6	-1.3
\$75,000 to \$99,999	739	13.2	591	15.9	29,615	10.4	23,878	12.3	2.8	3.6
\$100,000 to \$149,999	1,065	19	975	26.3	28,309	10	24,183	12.4	9.0	13.9
\$150,000 to \$199,999	468	8.3	380	10.2	10,184	3.6	8,940	4.6	4.7	5.6
\$200,000 or more	524	9.3	445	12	14,082	5	12,582	6.5	4.3	5.5
Median income (dollars)	74,619		97,673		44,944		54,818			

Source : U.S. Census of Population, 2000

e) Household Size

The 2000 Census has indicated that Verona has a large percentage of its population living in one (1) or two (2) person households as compared to the percentage in Essex County and New Jersey. This is typically indicative of a population high in young families, empty nesters or populations experiencing a growth in the older age cohorts. In 2000, the Census of Population reported an average household size of 2.42 people per household in Verona. This is a lower average household size than either Essex County or the State of New Jersey.

Table 13-13 : Household Size
New Jersey, Essex County and Township of Verona
2000

	New Jersey		Essex County, New Jersey		Verona, New Jersey	
	Number	Percentage	Number	Percentage	Number	Percentage
1-person household	751,353	24.52%	75,878	26.74%	1,677	30.03%
2-person household	927,354	30.26%	76,711	27.04%	1,749	31.32%
3-person household	531,987	17.36%	50,740	17.88%	895	16.03%
4-person household	490,302	16.00%	42,794	15.08%	811	14.52%
5-person household	233,231	7.61%	22,336	7.87%	367	6.57%
6-person household	82,237	2.68%	8,869	3.13%	63	1.13%
7-or-more-person household	48,181	1.57%	6,408	2.26%	23	0.41%

Source : U.S. Census of Population, 2000

Table 13-14 : Average Number of Person Per Household
New Jersey, Essex County and Township of Verona
2000

	New Jersey	Essex County, New Jersey	Verona, New Jersey
Total	2.68	2.72	2.42
Owner occupied	2.85	3.10	2.63
Renter occupied	2.37	2.40	1.73

Source : U.S. Census of Population, 2000

The rehabilitation share (2000)

Verona's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. These rehabilitation numbers have been provided in the appendix of the third-round rules and are based on 2000 Census data. Verona has been assigned a rehabilitation share of twenty eight (28) units.

Rehabilitation credits cannot exceed rehabilitation share and can only be credited against the rehabilitation component and not the new construction component. However, reconstruction of a unit, formerly known as gut-rehabilitation, can be applied against a new construction obligation if it meets the definition of reconstruction contained in N.J.A.C. 5:94-1.4. In addition, new construction units as well as ECHO units can satisfy the rehabilitation obligation.

As Promulgated by the Council On Affordable Housing

Rehabilitation Share (2004–2018)

Crowding, Built Prior to 1950	32
Plumbing	25
Kitchen	37
Low-Moderate Deterioration Share	0.714
Rehabilitation Share Credit	-39

2004–2018 Rehabilitation Share number **28**

Growth share (2004–2018)

2002 Households	5,693
2004 Households	5,745
2018 Households (Based upon historic growth)	5,726
2018 Households (Based upon "S" curve)	5,757
Units Allocated 2018	6,107
Net Change	362

Residential Growth Share **73**

Employment Projections

2002 Jobs	4,196
2004 Jobs	4,329
2018 Employment (Based upon historic growth)	4,970
2018 Employment (Based upon "S" curve)	5,174
2018 Employment Allocated	5,257
Net Change	928

Non-residential growth Share **58**

Total Obligation **131**

Current Round Obligation 2004-2018

Projection Of Municipal Housing Stock – 2004 through 2018

Round three of the COAH certification process (2004 through 2018) requires an analysis of the estimates and projections of future housing in the community during the proposed timeframe. The projection of municipal housing stock between 2004 through 2018 will be made based upon some but not necessarily limited to the following:

- a) Number of Housing Construction Permits Issued since January 1, 2004;
- b) Construction and demolition permits issued and projected;
- c) Approvals and applications for development and redevelopment agreements;
- d) Historic trends of at least the past 8 years, which include demolitions and certificates of occupancy issued.

a) Number of Housing Units Constructed since January 1, 2004

As a municipality that is almost completely developed, it was expected that there would not be a great number of housing units constructed since January 2004. The annual and monthly data concerning the certificates of occupancy issued since 2004 reveals the following:

	<u>Number of Certificates of Occupancy issued</u>
2004	2
2005	4
2006	3
2007	6
Through July of 2008	<u>2</u>
Total	17

b) Demolition permits issued and projected

As a municipality that is almost completely developed, again it was expected that there would not be a large total increase in the number of construction permits issued. The annual and monthly data concerning the construction and demolition permits issued since 2004 reveals the following:

	<u>Construction Permits</u>	<u>Demolitions</u>		<u>Total Increase</u>
		<u>Residential</u>	<u>Mixed Use</u>	
2004	2	2	2	-2
2005	4	1	2	+1
2006	3	6	1	-4
2007	6	0	0	0
Through July of 2008	2	0	0	+2
Total	17	9	5	-3

3c) Approval & applications for development and redevelopment agreements

The planning board has recently modified its master plan and the town council has approved zoning changes to implement a redevelopment plan for what is commonly known as the Hilltop Property. An option has been included in the Master Plan and Zoning Ordinance to allow the redevelopment of this site with one hundred and ninety-five (195) dwelling units. Under the previous COAH growth share model of one low and moderate income housing unit per eight market rate houses, this project required funding for twenty-five (25) housing units. Verona has adopted a development fee ordinance that will conform to previous standards promulgated by the Council On Affordable Housing. This development fee ordinance has raise sufficient money that will account for these twenty-five (25) housing units.

d) Past 11-year trend including demolitions & certificates of occupancy.

Table 13-15 provides data concerning building and demolition permits issued during the past eleven (12) years, from 1996 to 2008. A total of thirty six (38) residential building permits and eighteen (18) demolition permits were issued. Development in the community has ranged from a low of one (1) dwelling unit per year from 2001 to 2002 and a high of seven (7) units in the year 2000. The average number of permits issued during this eleven (12) year time period was 1.666 units per year.

In total, the net increase in housing units from 1996 through 2008 was 20 housing units.

Table 13-15 : Dwelling Units Authorized by Building Permit
And Demolition Permits
Township of Verona, New Jersey
1996-2008

	<u>Construction</u>	<u>Demolition</u>
1996	3	0
1997	2	0
1998	2	0
1999	3	0
2000	7	1
2001	1	3
2002	1	0
2003	2	2
2004	2	2
2005	4	3
2006	3	7
2007	6	0
2008	2	0
Total	38	18

Source : New Jersey Department of Labor,
NJ Department of Community Affairs, 2008

Future jobs & employment characteristics – 2004 through 2018

Round three of the COAH certification process (2004 through 2018) requires an analysis of the estimates and projections of future jobs resulting in non-residential development in the community during the proposed timeframe. The projection of municipal non-residential development between 2004 through 2018 will be made based upon some but not necessarily limited to the following:

- a) Non-residential certificates of occupancy issued since January 1, 2004;
- b) Non-residential Construction and demolition permits issued and projected;
- c) Approvals of applications for development or redevelopment agreements.

a) Square feet of Non-Residential Development Authorized by Building Permit since January 1, 2004

Reviewing annual and monthly certificates of occupancy for non-residential development indicates a total of nine thousand eight hundred and forty-three (9,843) square feet of "other non-residential" development. The data reveals the following:

	<u>Office</u>	<u>Retail</u>	<u>Sign / Fence / Utility / Misc.</u>	<u>Storage</u>	<u>Education</u>
2004	0	0	2,448	5,595	0
2005	2,998	0	5,772	0	0
2006	6,048	0	1,820	0	0
2007	0	0	4,032	0	31,870
through June 2008	0	0	1,710	0	0

b) Demolition Permits issued since January 1, 2004

Reviewing annual and monthly demolition permits issued for non-residential development indicates a total of a total of two (2) demolition permit for office space and two hundred and seventy one (271) demolition permits for miscellaneous demolitions. The data reveals the following:

	<u>Office</u>	<u>Sign / Fence / Utility / Misc.</u>
2004	1	60
2005	1	69
2006	0	53
2007	0	67
through June 2008	<u>0</u>	<u>22</u>
Total	2	271

c) Approval and applications for development and redevelopment agreements

There have been no non-residential redevelopment agreements have been entered into during this time period. As previously indicated, the Hilltop redevelopment proposes residential uses only.

Employment Characteristic Trends

An analysis of the existing and probable future employment characteristics of the community is provided including:

- a) Current Employment in the Municipality and Historic Trends from 1990 to 2008;
- b) Employment Characteristics and Occupational Patterns of Residents of the Community;
- c) Number of Subdivisions and/or Site Plans Approved for Non-Residential Types of Development Potentially Impacting Upon the Community;
- d) Other Community or Regional Factors, Which May Impact Upon Municipal Employment;
- e) Probable Future Employment Characteristics in the Community.

a) Historic Employment Trends

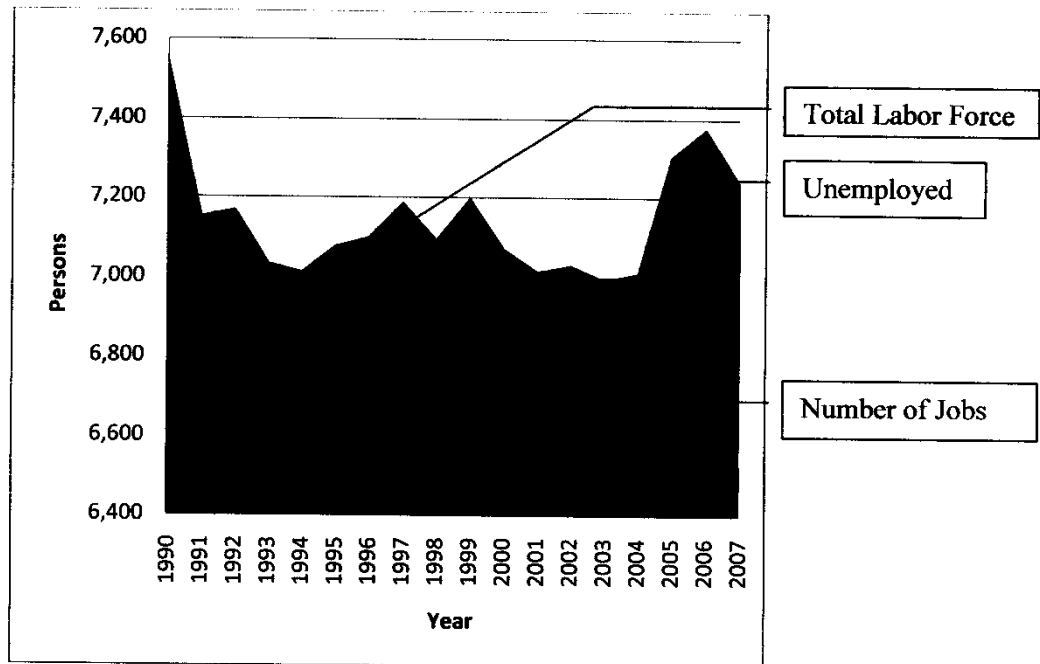
The table below provides employment data from 1990 to 2008. The number of jobs in Verona has remained fairly constant during this time period, vacillating from a low of six thousand nine hundred and ninety-three (6,993) jobs in 2003 to a high of seven thousand five hundred and forty-two (7,542) jobs in 1990. The unemployment rate has also remained fairly constant ranging from a low of 1.4 percent in 2000 to a high of 2.9 percent in 1992.

Table 13-16:
Labor Force, Employment, Unemployment
Township of Verona
1990-2004

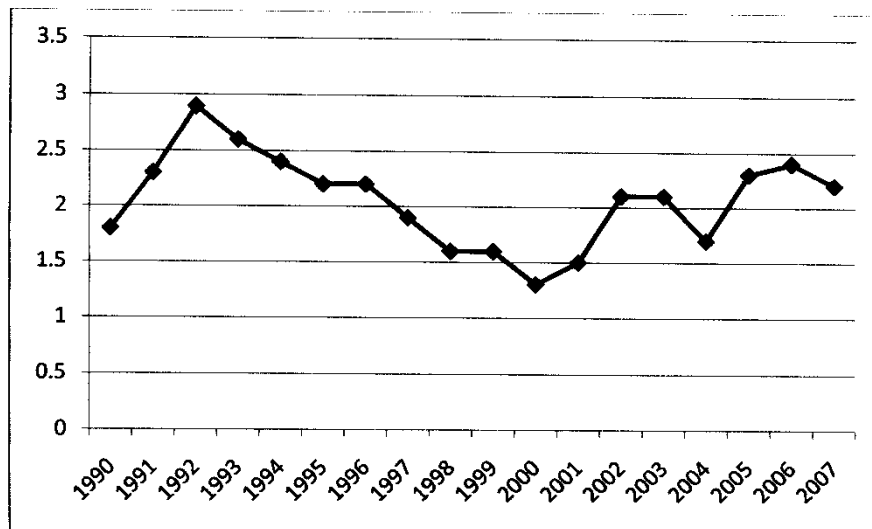
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	7,542	7,409	133	1.8
1991	7,150	6,983	167	2.3
1992	7,167	6,958	209	2.9
1993	7,033	6,848	185	2.6
1994	7,012	6,846	166	2.4
1995	7,076	6,921	155	2.2
1996	7,098	6,940	158	2.2
1997	7,186	7,053	133	1.9
1998	7,091	6,979	112	1.6
1999	7,197	7,082	115	1.6
2000	7,070	6,981	88	1.3
2001	7,014	6,908	106	1.5
2002	7,029	6,883	146	2.1
2003	6,993	6,847	146	2.1
2004	7,010	6,893	117	1.7
2005	7,305	7,138	167	2.3
2006	7,375	7,199	177	2.4
2007	7,238	7,081	156	2.2

Source: New Jersey Department of Labor and Workforce Development

Labor Force, Employment, and Unemployed
Township of Verona
1990-2007



Rate of Change in Employment
Township of Verona
1990-2007



b) Employment Characteristics and Occupational Patterns of the Community's Residents

These tables describe the employment characteristics and occupational patterns of Verona's residents. Table 13-17 indicates that the majority of the Township's residents, totaling 51.4 percent, are employed in Management, professional and related occupations. The second highest occupation, totaling 29.6 percent of the workforce, was in sales and office occupation.

Table 13-18 describes employment patterns for Verona's residents according to their industry. The data indicates that approximately almost twenty-five (25) percent of the Township's population was in the Educational, health and social services sector. Almost fourteen (14) percent of the population were identified as professionals and just over eleven (11) percent of the population was in the finance, insurance and real estate classification. The three categories accounted for three thousand four hundred and nine (3,409) jobs or 49.9 percent of all employment of Township residents.

Table 13-17
Employed People 16 Years Old And Over
By Occupation
Township of Verona, New Jersey
1999

Employed civilian population 16 years and over		
	Number	Percentage
Total	6,833	100.0
OCCUPATION		
Management, professional, and related occupations	3,514	51.4
Service occupations	676	9.9
Sales and office occupations	2,020	29.6
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	271	4.0
Production, transportation, and material moving occupations	352	5.2

Source : U.S. Census of Population, 2000

Table 13-18
Employed People 16 Years Old And Over
By Industry
Township of Verona, New Jersey
1999

Employed civilian population 16 years and over		
	Number	Percentage
	6,833	100.0
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	0	0.0
Construction	324	4.7
Manufacturing	587	8.6
Wholesale trade	267	3.9
Retail trade	649	9.5
Transportation and warehousing, and utilities	226	3.3
Information	460	6.7
Finance, insurance, real estate, and rental and leasing	764	11.2
Professional, scientific, management, administrative, and waste management services	953	13.9
Educational, health and social services	1,692	24.8

Source : U.S. Census of Population, 2000

c) Number of Approved Non-Residential Site Plans or Subdivisions Impacting Upon the Community

As a built-up community, the number of non-residential site plans and subdivisions approved in the past ten (10) year period has been insignificant in number and scope.

d) Other Regional or Community Factors Impacting Upon Municipal Employment

There are no regional or community factors that will impact upon municipal employment.

e) Probable Future Employment Characteristics

Verona's employment trends indicate a relatively stable employment base, which historically has fluctuated to a minor degree. Verona's employment base peaked in 1990 at seven thousand four hundred and nine (7,409) jobs and has decreased to a low of six thousand eight hundred and forty-eight (6,848) in 1993. Due to the lack of major landholdings in the community for new development, the rate of growth of jobs from the year 2004 to 2018 will not likely change substantially. This housing element projects a possible 25 new jobs utilizing COAH regulations.

Fair Share Housing Plan

The Township of Verona petitioned the Council On Affordable Housing on April 4, 1995, for its second round certification. COAH certified that housing plan on August 2, 1995. On February 9, 2005, COAH issued the Township of Verona an extended certification through December 20, 2005. The previous adopted and certified housing plan had the following information:

Rehabilitation Share	3
New Construction	24
1987-1999 Pre-credited need:	27
Prior Cycle Credits	27
Units in Excess of Obligation	132

COAH projects both residential and non residential growth shares for Verona. Utilizing historic growth COAH indicates a residential growth share of zero (0) and a non residential growth share of forty (40) for a net growth of forty (40) units. Utilizing COAHs "S curve" projection Verona would have a residential growth share of eleven (11) and a nonresidential growth share of six (6) for a net growth of seventeen (17) units. However, COAH has chosen to assign a residential growth allocation of seventy three (72) units and a non residential allocation of fifty eight (58), for a net of one hundred and thirty (130) units; two (2) unit less than the surplus amount.

Section 5:97-2.4 states that municipality may utilize municipal projections if it amounts to a change in projection of more than ten (10) percent of what has been projected by COAH. Utilizing the municipal growth share projection based on land capacity the following represents Verona's obligation:

Rehabilitation Share number	28
Prior Round Obligation	24
Residential Growth Share	25
Non-residential Growth Share	<u>10</u>
Total 1987-2018 obligation	87 (59 + 28)
Section 8 Housing	159
Surplus housing units	72

There are 159 units of Section 8 Housing in the Township of Verona. As a community that is almost entirely built up, most of the future development will either occur as additions to, rehabilitation of, or complete demolition and reconstruction of existing structures. Furthermore, as a community that is almost entirely built up Verona already contains all the required infrastructure. The following data represents the documentation required for achieving this conclusion:

Leonard S. Coleman, Jr.
Chairman

New Jersey Housing & Mortgage Finance Agency

November 21, 1986

Mr. Michael A. DeMiro
Township of the Borough of Verona
559 Bloomfield Ave.
PO Box 380
Montclair, NJ 07042

Dear Mr. DeMiro:

RE: HMFA #661 - Verona Senior Citizens
Section 8

We are in receipt of your letter concerning the Township of the Borough of Verona filing a Fair Housing Element with the New Jersey Council on Affordable Housing regarding the above referenced development.

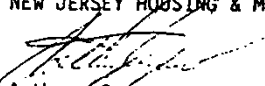
There are 159 units excluding the Superintendent unit that qualify as low income rentals. Of the 159 units mentioned, 30% of the units are retained for tenants with very low incomes as defined by the HUD area income limits.

The Section 8 Program which the Agency and HUD monitor requires the tenant pay a calculated portion of their income while the government subsidizes the remainder. The contract is for the term of the mortgage and was executed in September 1981.

If you have any additional questions, please do not hesitate to contact Rick Griffiths.

Very truly yours,

NEW JERSEY HOUSING & MORTGAGE FINANCE AGENCY


Anthony Cupano
Asset Manager

AC:RG:mt

3625 Quakerbridge Road • CN 18550 • Trenton, NJ 08650-2085 • 609-890-8900
An Equal Opportunity Employer

Worksheet A: Growth Share Determination Using Published Data
(Appendix F(2), Allocating Growth To Municipalities)

COAH Growth Projections

Must be used in all submissions

Municipality Name: Township of Verona

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	362	928
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	362	928
5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	72.40 Affordable Units	58.00 Affordable Units
6 Total Projected Growth Share Obligation		130 Affordable Units

[Click Here to return to Workbook C Summary](#)

* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

Summary of Adjusted Growth Share Projection Based On Land Capacity
(Introduction to Workbook C)

Municipality Name: Township of Verona

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.
[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share (From Worksheet A)	Growth Share Based on Municipal Capacity (From Worksheet C)
Residential Growth	362	125
Residential Exclusions	0	0
Net Residential Growth	362	125
Residential Growth Share	72.40	25.02
Non-Residential Growth	928	162
Non-Residential Exclusions	0	0
Net Non- Residential Growth	928	162
Non-Residential Growth Share	58.00	10.13
Total Growth Share	130	35

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 25.02 plus a Non-residential Growth Share of 10.13 for a total Growth Share Obligation of 35 affordable units

Growth Projection Adjustment - Actual Growth
Municipality Name: Township of Verona

Actual Growth 01/01/84 to Present				
Residential COs Issued	17			
Non-residential CO's by Use Group	Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
B	9046		2.8	25.33
M			1.7	0.00
F			1.2	0.00
S			1.0	0.00
H			1.6	0.00
A1			1.6	0.00
A2			3.2	0.00
A3			1.6	0.00
A4			3.4	0.00
A5			2.6	0.00
E	31870		0.0	0.00
I			2.6	0.00
R1			1.7	0.00
Total	40916	0		25

[Return to Growth Projection Adjustment Summary Screen](#)
[Proceed to Inventory of Vacant Residential Land](#)
[Proceed to Inventory of Non-residential Land](#)

Township of Verona Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (units/acre)	Capacity (Units)
1	2 01	1 Garriage Rd	Clairidge LLC	PA2	N	Y		10.94	10.94	LLC owned by membership, steep slopes	0.00	4.00	0.00
2	13.01	24 Crestmont Rd	Sapoch	PA2	N	Y		4.30	3.00	Steep slopes	1.30	4.00	5.20
5	5	19 Crestmont Rd	Ambrosio	PA2	N	Y		0.36			0.36	4.00	1.46
6	6.02	11 Westover Rd	Jelley	PA2	N	Y		0.00			0.00	4.00	0.00
9	52	Douglas Place	Hertz	PA2	N	Y		2.00	1.50	Flood hazard, wetlands, limited access	0.50	4.00	2.00
13	5	10 Overlook	Grubbs	PA2	N	Y		0.2121			0.00	4.00	0.00
16	12	8 Belleclair	Calgoff Inc	PA2	N	Y		0.4706			0.47	4.00	1.88
17	5	17 Belleclair	Kearney	PA2	N	Y		4.1	1.75	Steep slopes	2.35	4.00	9.40
17	7	Cole Road	Kearney	PA2	N	Y		2.15	0.75	Steep slopes	1.40	4.00	5.60
18	83	11 Mt. Prospect	Kruvant	PA2	N	Y		14.35	4	Wetlands, steep slopes	10.35	4.00	41.40
19	132	Assessed in W/O											
27	27	174 Sunset	PTZ Realty	PA2	N	Y		2.35	1.17	wetlands, flood hazard, steep slopes, access	1.18	4.00	4.72
27	28	190 Sunset	Green Acres	PA2	N	Y		2.45	1.45	wetlands, flood hazard, steep slopes, access	1.00	4.00	4.00
39	44	1 Criley	Petrino	PA2	N	Y					0.00	4.00	0.00
42	23	110 Elmwood	Wanda	PA2	N	Y		0.1897			0.00	4.00	0.00
56	9.02	90 Canbyland	Di Gerolamo	PA2	N	Y		0.1699			0.00	4.00	0.00
65	6.01	175 Grove	Tull Realty	PA2	N	Y					0.00	4.00	0.00
62	3.01	25 Commerce	Bobcar Corp	PA2	N	Y		4	3	Wetlands	1.00	4.00	4.00
69	3	249 Fairview	Nelson-Hingro	PA2	N	Y					0.00	4.00	0.00
80	22	54 Fairview	Rizzolo	PA2	N	Y		0.4132			0.41	4.00	1.65

Click Here to Return to Workbook C Summary

Click Here to Proceed to Non-Residential Parcel Inventory and Capacity Analysis

Add More sheets

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Subtotal This Page	81.31
Subtotal Page 2	2.80
Subtotal Page 3	7.13
Subtotal Page 4	7.61
Subtotal Add'l Pages	0.00
Grand Total	98.86

Township of Verona Growth Projection Adjustment - Residential Parcel Inventory Page 2

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constrained Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
99	58	60 Hillside	Oster	PA2	N	Y		0.16			0.00	4.00	0.00
100	25	Gerdas	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
100	26	Gerdas	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
100	27	Gerdas	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
100	28	Gerdas	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
101	17	Barbara	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
101	18	Fairway	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
101	19	Fairway	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
101	20	Fairway	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
101	21	Fairway	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
101	22	Fairway	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
101	23	Fairway	Assessed in WO	PA2	N	Y			0.00		0.00	4.00	0.00
114	12	144 Hillside	Steinmann	PA2	N	Y		0.2778			0.28	4.00	1.11
114	14	152 Hillside	Schnur	PA2	N	Y		0.0792			0.00	4.00	0.00
114	15	Morningside	Assessed in EF	PA2	N	Y			0.00		0.00	4.00	0.00
114	16	Morningside	Assessed in EF	PA2	N	Y			0.00		0.00	4.00	0.00
114	17	Morningside	Assessed in EF	PA2	N	Y			0.00		0.00	4.00	0.00
116	11	11 Fellswood	Anuldsch	PA2	N	Y		0.3734			0.37	4.00	1.49
116	16	Fellswood	Assessed in EF	PA2	N	Y			0.00		0.00	4.00	0.00
117	15	45 Stocker	Assessed in EF	PA2	N	Y			0.00		0.00	4.00	0.00
Total Page 2													2.60

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Residential Inventory Main Page

Township of Verona Growth Projection Adjustment - Residential Parcel Inventory Page 3

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Acre)	Capacity (Units)
117	16	Fellswood	Assessed in EF	PA2	N	Y					0.00	4.00	0.00
118	10	Fellswood	Assessed in EF	PA2	N	Y					0.00	4.00	0.00
118	11	50 Stocker	Tandler	PA2	N	Y		0.71			0.71	4.00	2.85
128	31.04	Hilltop	Verona		N	Y							

129	6	91 Fairway	Masi	PA2	N	Y		0.5809			0.58	4.00	2.36
129	8	Hilltop	K. Howarian	PA2	N	Y		0.1433			0.00	4.00	0.00
129	23	Assessed in W/O	Llinstein	PA2	N	Y					0.00	4.00	0.00
129	24	Assessed in W/O	Cattire	PA2	N	Y					0.00	4.00	0.00
129	25	Assessed in W/O	unknown	PA2	N	Y					0.00	4.00	0.00
129	26	Assessed in W/O	unknown	PA2	N	Y					0.00	4.00	0.00
129	29	Howell	Garden Homes	PA2	N	Y		0.4805			0.48	4.00	1.92
130	2	Assessed in W/O	unknown	PA2	N	Y					0.00	4.00	0.00
130	3	Assessed in W/O	unknown	PA2	N	Y					0.00	4.00	0.00
131	6	Slayback	unknown	PA2	N	Y					0.00	4.00	0.00
								Total			7.13		

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Residential Inventory Main Page

Township of Verona Growth Projection Adjustment - Residential Parcel Inventory Page 4

Block	Lot	Address	Owner	SD RP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
131	7	51 Howell	Assessed in W/O	P A2	N	Y		0.00			0.00	4.00	0.00
131	8		Assessed in W/O	P A2	N	Y		0.00			0.00	4.00	0.00
132	9		Assessed in W/O & E F	P A2	N	Y		0.00			0.00	4.00	0.00
133	6	91 Fairway	Smith	P A2	N	Y		0.59			0.59	4.00	2.36
503	1	885 Bloomfield	A&R Skyline	P A2	N	Y		1.77			1.77	4.00	7.08
504	1	Bloomfield	Poetel	P A2	N	Y		1.903			1.90	4.00	7.61

Total Page 4 17.05

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Residential Inventory Main Page

Township of Verona Growth Projection Adjustment - Non-Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constrain Description	Remaining Buildable Acreage	Density (Jobs/Ac)	Capacity (Jobs)
8	23	178 Bloomfield	Thelma	PA2	N	Y		0.97			0.97	40.00	38.61
9	24	24 Mt. Prospect	Robert Realty	PA2	N	Y		0.19			0.19	40.00	7.71
44	9	172 Pompton	Custom	PA2	N	Y		0.55			0.55	40.00	22.00
62	3.01	25 Commerce	Bobcar Corp	PA2	N	Y		7.00		6.00 Wetlands, flood hazard	1.00	40.00	64.00
81	4	57 Pine	Anello	PA2	N	Y		0.11			0.11	40.00	4.40

Click Here to Return to Workbook C Summary
Click Here to Proceed to Residential Parcel Inventory and Capacity Analysis

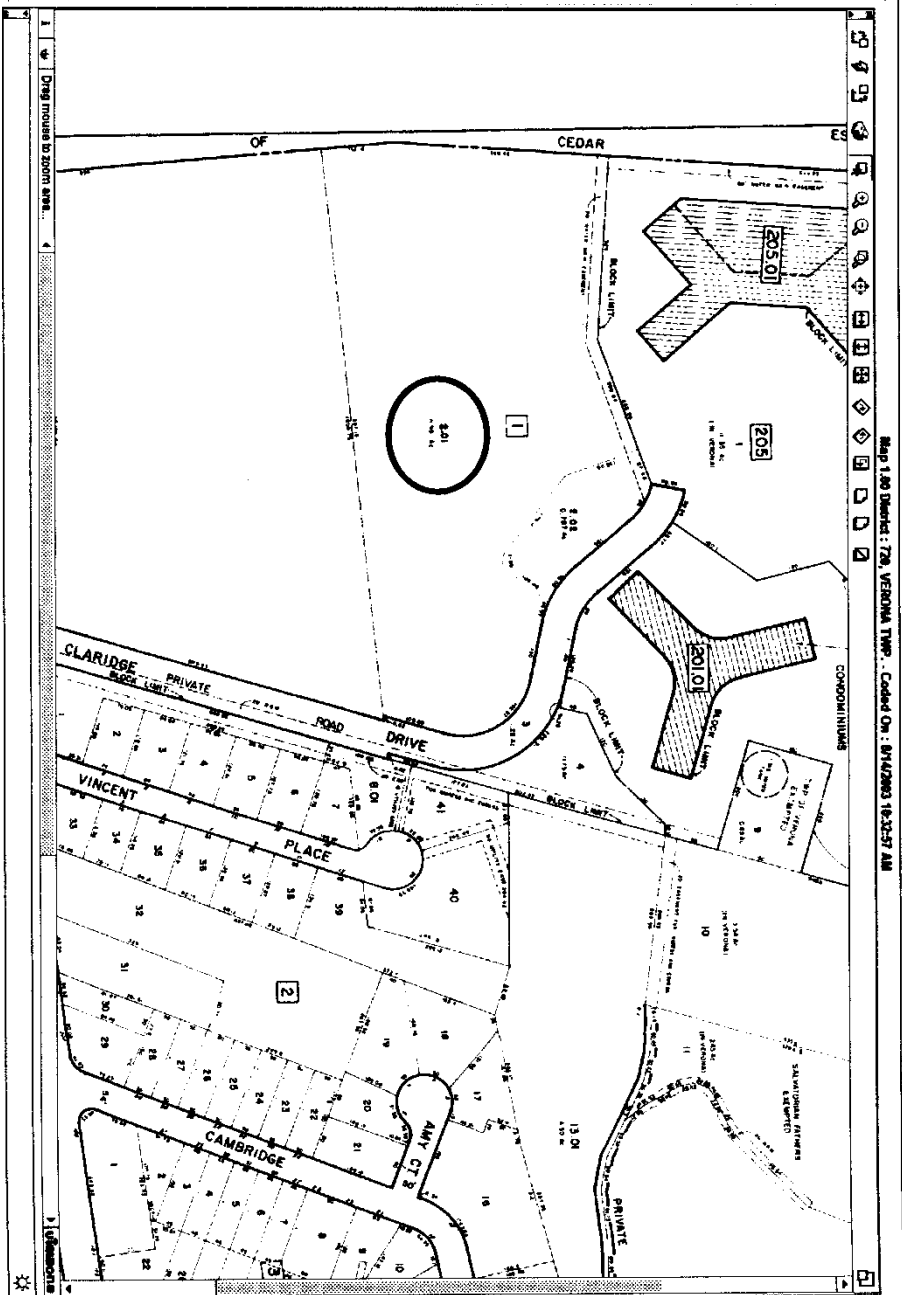
Add More Sheets

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Subtotal This Page 136.72
Subtotal Page 2 0.00
Subtotal Page 3 0.00
Subtotal Page 4 0.00
Grand Total 136.724

Residential and Non Residential Parcel Inventory

Property Location: CLARIDGE DRIVE, VERONA TWP.
 Essex County
 District: 720
 Block: 1
 Lot: 201
 Owner: 1 - Vacant Land
 Additional Lots:
 Current Owner: CLARIDGE LLC CO
 MANAGEMENT OFF:
 1 CLARIDGE DRIVE
 VERONA, NEW JERSEY 07044
 Last Sale: 04/11/96
 Transfer Date:
 Transfer Price:
 Dead Book:
 Dead Page:
 Prior Sale:
 Transfer Date:
 Transfer Price:
 Dead Book:
 Dead Page:
 Assessment:
 Total Value: \$400,000
 Land Value: \$400,000
 Improvements Value: \$0
 % Improvement: 50
 Assessment: \$400,000
 At Time of Sale:
 2007 Tax Rate: 9.09
 2007 Tax Rate: 20.94%
 Estimated Property Taxes: \$83,860.00
 2004 Taxes: \$31,800.00
 Use/Restriction Usable: 10
 Zoning: 10.8372AC
 Building Description:
 Land Description:
 Acreage:
 Square Footage:
 Year Constructed:
 Old Block:



Map 1.00 District: 720, VERONA TWP. - Created On: 8/14/2003 10:35:57 AM